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Purpose of This Plan Book

THIS plan book is not complete in the sense of showing every possible type, size and style of small home. It does, however, offer many practical suggestions, and deserves careful study for three main reasons:

First, it illustrates and tells of the work of the Regional Bureaus of the Architects' Small House Service Bureau of the United States, Inc.

Second, it suggests what the "Better Homes in America" organization believes are basic needs for smaller homes; namely, a good plan prepared by a competent designer, to insure sound construction and architectural direction in the building of even the smallest home.

Third, it offers every one, no matter how small the home or purse, an opportunity to enjoy many of the privileges of architectural service, at low cost.

The Architects' Small House Service Bureau of the United States, Inc., is a professional organization composed of many practicing architects from the leading architectural offices of the country. The Bureau is controlled by The American Institute of Architects and endorsed by the United States Department of Commerce. It is the only housing Bureau in America, producing and offering plans for three, four, five and six room homes, that is so controlled and endorsed.

In purpose it is a public service, operating on practically a non-profit making basis, to give the small home builder a square deal, and to improve the architecture of a class of dwelling which seldom has the architect's service.

The Bureau offers a limited service. For those willing to use "stock plans" prepared by architects, but none the less desirable because they are "stock drawings," the Bureau provides many of the privileges of architectural service at a price within the reach of all.

More than two hundred and fifty plans, including a wide variety of types, materials and sizes of small homes are ready

for use. These plans are not the work of one, two or three architects. They represent the co-operative study of many men. Even though they are "stock drawings" they are quite as complete as would be produced by an individual practicing architect. Because they are distributed in quantity, they can be sold at a nominal charge.

Each plan is studied to provide modern conveniences, adequate living accommodations, sound construction and good taste. Simplicity, elimination of waste and extras, flexibility of plan to meet lot conditions and many other essentials of good housing are given careful study.

Each plan is accompanied by a bill of materials listing all the quantities to be used in the erection of the house. More than fifty printed pages of specifications and two contract agreements accompany each plan. In addition to these instruments of service, the Regional Bureaus provide what is perhaps quite as valuable an aid to the builder as the plans themselves; namely, professional counsel and advice, and at no extra charge over the cost of the blue prints.

Small House Service Bureau service sells for an average cost of approximately \$5.00 per principal room. For this nominal charge home builders may now secure dependable plans from an authoritative source, and enjoy many of the privileges afforded those who build larger homes at greater cost, and employ the services of an individual practicing architect.

The Bureau does no individual designing. It recommends to all who want homes larger than six rooms in size that the service of an individual practicing architect be employed.

A letter or postcard addressed to "Better Homes in America," 1653 Pennsylvania Avenue, Washington, D. C., will bring supplementary literature, explaining more fully the purpose and service of The Architects' Small House Service Bureau movement, and how any of the plans in this book, or in any of the plan books published by the Bureau, may be obtained on approval.



The Architects' Small House Service Bureau Plan 3-A-2

Three Room English Cottage

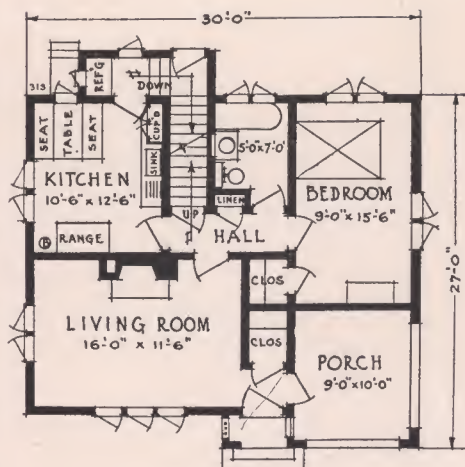
THE small, story and a half home of the English cottage type illustrated here, contains three main rooms, bath room, three closets and a space under the roof that may be finished off for a second bedroom and a storage room.

While practically square in plan, the clipped gable ends destroy any tendency to a box-like effect. The triple window in the living room and the little eyebrow hood over the entrance increase the charm. There is cross ventilation in every room.

The color scheme suggested is cream colored stucco with woodwork stained a dark oak color and roof of variegated colored shingles. The construction is frame on masonry foundations with stucco on metal lath as an exterior finish.

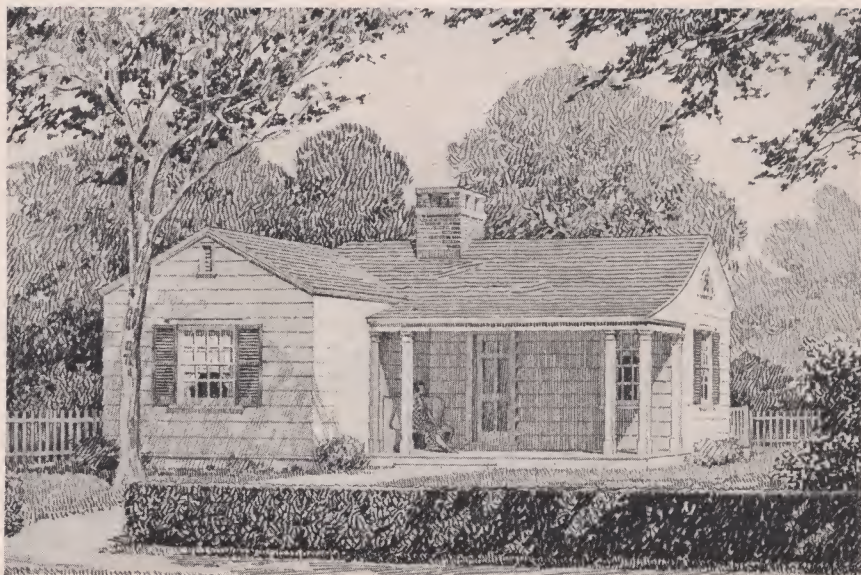
A nine by ten living porch is included under the main roof. This can be screened or glazed for the year round use. The owner of the home shown here glazed the porch and thus made it practically another room.

The living room has an outlook from two sides. It is a room of pleasing propor-



tions with a brick fireplace with wood mantel. There is ample wall space for furniture.

In the kitchen there is a dining alcove to take care of the eating accommodations. This has built-in seats and dining table.



The Architects' Small House Service Bureau Plan 3-B-1

A Cape Cod Bungalow of Three Rooms

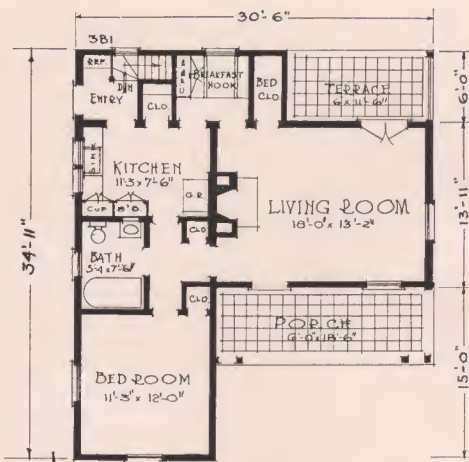
THERE is a sweetness and simplicity about this bungalow which makes it most likeable. It is Colonial in style, with a certain "Down East" quality that all those familiar with New England will recognize at once.

It is designed to be built of wood frame on masonry foundations, with wide siding used as exterior finish. The living porch 6x18, is sheltered under the main roof. A paved open terrace opens off the living room at the rear. This can be enclosed and used for a sun room. The basement is not completely excavated under the entire house, but contains an ample laundry, heater room, and storage space. This house requires a lot of not less than 40 foot frontage.

The living room is the dominating feature of this design. The fireplace has a Colonial mantelpiece. The one brick chimney on the inside wall contains flues for the heater, fireplace and kitchen range.

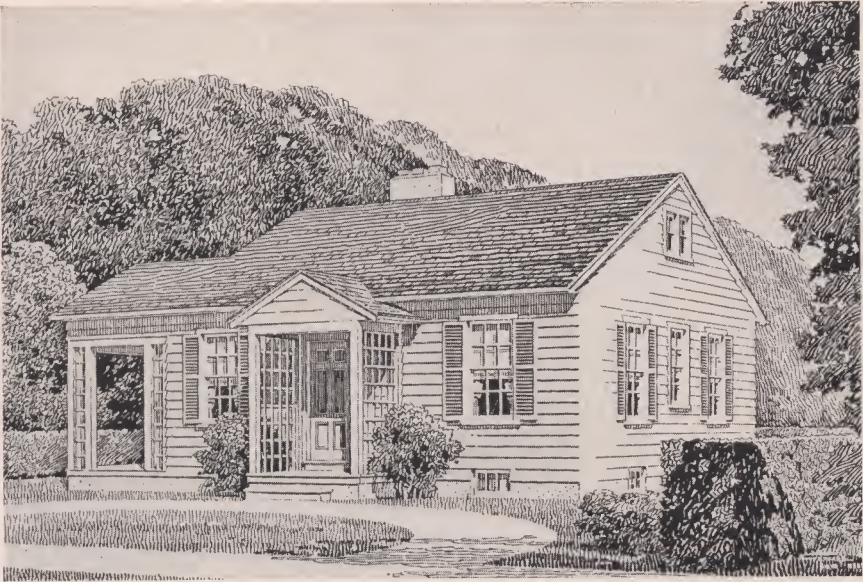
The breakfast nook is equipped with built-in seats with hinged tops, a dining table and a china closet.

For a small home there is unusual closet room, for there is a linen closet



in the hall, convenient to the bathroom, and a large storage closet in the kitchen. The refrigerator stands in the outside entry.

This is a most convenient modern home, small in size, but of great beauty. A Colonial color scheme is suggested. Siding may be painted white, the roof shingles stained brownish green, the door and window frames painted white and shutters blue-green.



The Architects' Small House Service Bureau Plan 4-A-8

A Four Room House Which Has Dignity and Charm

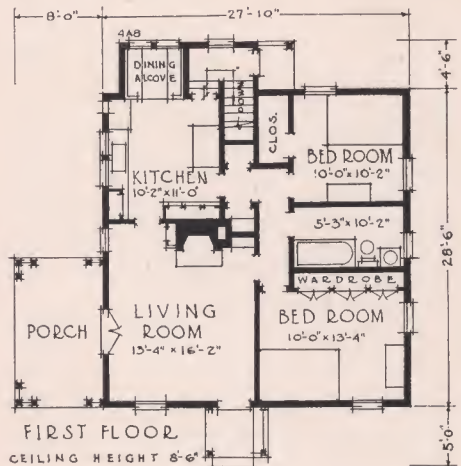
WITHOUT intending to deceive anyone this small home will appear larger than it really is. This is accomplished by extending the main roof and the front wall of the house so as to embrace the living porch. The little entrance porch gives the necessary variety to the roof line. For decoration there is the lattice on the entrance porch and at the porch corners.

The color scheme suggested is Colonial yellow walls, white trim, green blinds and variegated greens for the roof shingles. All that is needed are vines on the lattice to complete the picture.

This home is designed for wood frame on masonry foundations, cement base course, siding exterior finish and shingled roof. The brick chimney is capped with terra cotta chimney pots. There is a basement under the entire house, containing a large light laundry. A lot of from 45 to 50 foot frontage is required.

The living room is well lighted. It has a good-looking mantelpiece of wood, flanked on one side by a built-in bookcase and on the other by a built-in closet. French doors open on the porch.

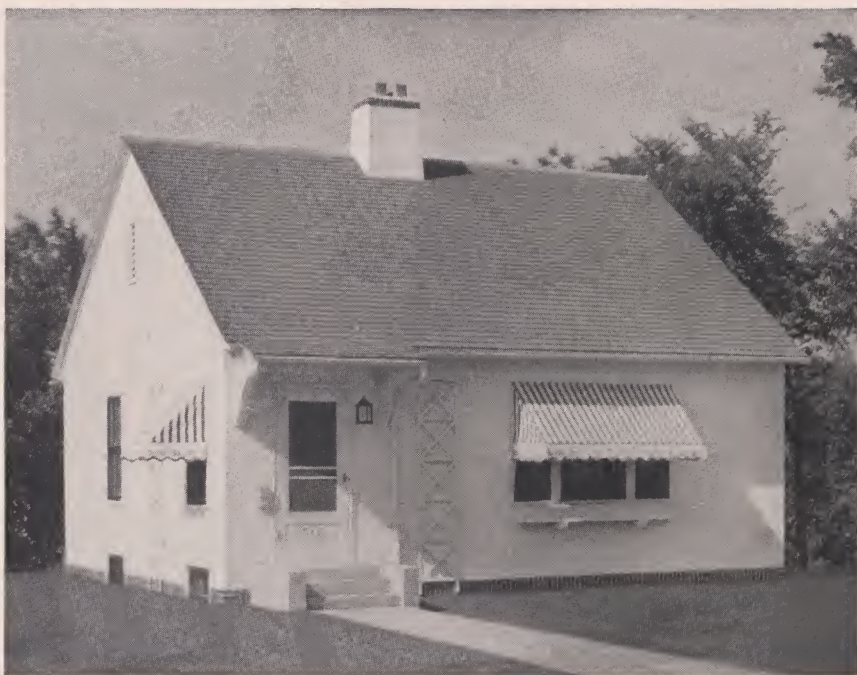
The dining alcove has a double win-



dow, looking over the garden; and a built-in table and seats with cupboards above them.

The bedrooms are well shut off from living portion of the house. Each has cross ventilation, and the front bedroom has a built-in wardrobe. There is a linen closet and a broom closet.

This bungalow combines comfort, convenience and economy with a delightful New England Colonial exterior.



The Architects' Small House Service Bureau Plan 3-A-7

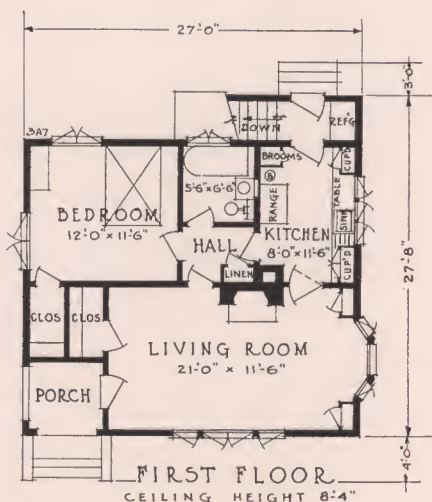
Three Room Stucco House

THIS three-room home, although small and unusually simple in design, really possesses extraordinary merit in many ways. It shows in every detail, and in the beauty of the exterior, the sort of expert planning that is seldom given to a home of this small size.

Stucco seems to be the logical material for the exterior finish, although siding can be used if desired. The plan calls for frame construction with stucco on metal lath, masonry foundations, stucco chimney and a shingled roof. The casement windows add to the charm of the exterior. This house can be built on a 40 foot lot.

The owner of the home pictured above added to the living room the space allotted to the open entrance porch in the plan. This combination living and dining room, 21 ft. by 11 ft. is a feature of this design. It has a fireplace and china cupboards are built in on either side of the little bay window.

In the basement there is a well lighted laundry and storage space.



Selecting A Home Plan

By MAURICE I. FLAGG

Director of Service

for

The Architects' Small House Service Bureau
of The United States, Inc.

MANY things influence the selection of a plan for your home. Here are some:

First, the location of your property, its size and value.

Second, the number of people in your family, the climatic conditions of your locality, the available materials at hand with which to build.

Third, the limits of your purse.

In selecting a plan for your home, don't be influenced too much by style. Even though Spanish Mission, Dutch Colonial, or English cottage are in vogue, it is no indication one of these may yield the only home suitable to your needs. When you study home plans, remember that simplicity, compactness, serviceability, are the essentials of a well-planned home. To save money you want a maximum of conveniences and comforts within minimum space.

Such things as room arrangements, location of stairs, doorways, windows, steps and labor saving devices are far more important in planning your home than accessories, or frills and fancies.

Some Important Points

Homes are growing smaller, not only because of present day building costs, but for the further and no less important reason, that they are easier to maintain and keep up. Compactness is the present day rule. This does not mean your home needs to be dull or dreary. It does mean, however, that planning of a smaller home, to eliminate waste and provide all the conveniences most people demand, is not a job for an amateur planner.

When it comes to the type of house that may give you the most for your money, you should realize that, even though bungalows are popular, yet compared with the convenience, comforts and floor areas of story and one-

half homes, bungalows are more expensive to build. This is not an argument against the bungalow as a type. It merely illustrates what you must keep in mind in home planning, if your purse is limited and if you desire to make your dollars buy the most for the money.

You cannot afford to build even a small home without first providing yourself with the most complete drawings, specifications, quantity survey and contract forms available. Anything else may spell disaster and waste of money for you. Taking chances on sketchy plans is like trying to beat a railroad train at a crossing. You may get hit hard, and if you do it may wreck you—at least your purse.

Good Plans Essential

A good set of plans more than offsets their small initial cost through the savings they make. They give you complete and independent control of your building operation. They permit you to buy your own materials. They eliminate guess work, arguments, delays and extras.

Don't make the mistake of selecting your plans a week or two in advance of your building operation. Get them early. Study them. You will find it a great source of satisfaction, and in addition, you will learn many things not generally known by most people who for the first time approach a building operation.

The plans appearing in this book have been prepared to provide the essentials of good planning set forth in this article. They are the product of trained architects—men of reputation, who are co-operating to provide dependable stock plans that will insure good construction, elimination of waste. Stock materials are used as far as possible, thus cutting down extras, and assisting to lower building costs.



The Architects' Small House Service Bureau Plan 4-B-8

Five Room House of Italian Style

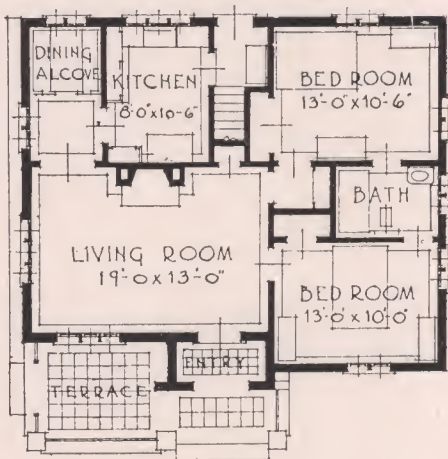
THE use of hollow clay building tile for small home construction is growing in popularity. Tile has been used for many years in large commercial buildings and in the more expensive homes. The same permanent qualities that have made it advantageous for these types of buildings are causing it to be used in the construction of smaller houses.

The unusual Spanish type of bungalow pictured above has hollow tile walls on masonry foundations with stucco finish and tile roof. While primarily a western type of house, it is well suited to virtually every section of the country.

In order to give the living room the best light and outlook this house was built from a reversed plan. This house can be built on a lot having from 45 to 50 foot frontage.

The combination of hip and single pitch roofs is unusual, and gives character to the design. The arched and buttressed projection emphasizes the entrance, and the tile "roofed" chimney, with its terra cotta chimney pots, adds a finishing touch to the design.

The dominating room of the house, spacious in size, and well lighted with a bank of windows on two sides, is the living room. In a secluded corner, close to the kitchen and overlooking the gar-



den on one side, is the dining alcove. This has built-in table and side seats with china cupboards above. This plan can also be supplied with a full size dining room if desired.

There are two good corner bedrooms, each with large closets.

The color scheme suggested is as follows: Walls light pink, roof variegated reds, browns and grays; exterior wood-work stained to produce the effect of weathered pine; shutters, omitted in the illustration, painted a light blue.



The Architects' Small House Service Bureau Plan 4-A-10

Comfortable Four Room House

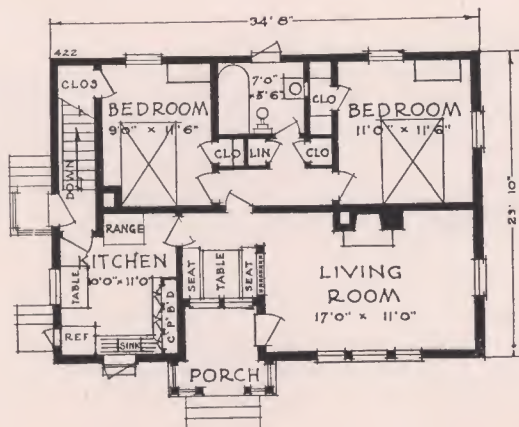
INSIDE and out, this small home in the Colonial style, has been kept simple without, however, missing any of the essentials of a modern home, and without any sacrifice of exterior charm.

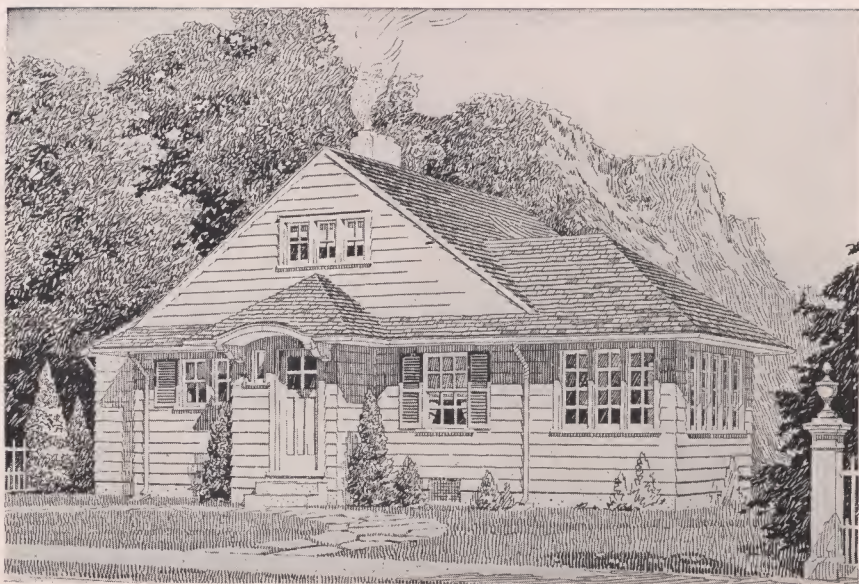
It is built of frame with siding on the exterior. It has a shingle roof, brick base course and a brick chimney. This bungalow can be accommodated on approximately a 45-foot frontage.

This might be called a five-room house, for the dining alcove, equipped with the practical and popular built-in side seats

and table, has all the advantages of a dining room, without consuming the valuable floor space of a full size room. A beautiful open wood grill separating living room and dining alcove is a decorative feature adding to the attractiveness of the living room.

The large kitchens of yesterday have also given way to the small compact modern kitchen, like the one designed for this home. The light, airy bed rooms are at the rear, where they have quiet and privacy. Four closets are provided.





The Architects' Small House Service Bureau Plan 4-A-13

Pennsylvania Colonial Four Room House

A SUCCESSFUL house needs a pleasing and well designed exterior, as well as a good practical plan. You will find both in this house.

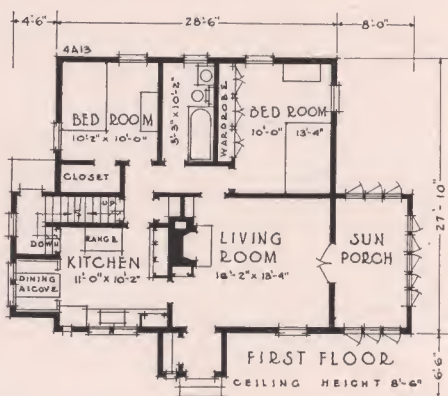
In style this four room bungalow is a Pennsylvania Colonial type adapted to modern needs. A so-called Germantown hooded roof, broken to emphasize the entrance, recalls the old Pennsylvania Dutch houses.

The construction is wood frame on masonry foundation. The exterior is of wide wooden siding for walls; the roof is shingled.

The house will go on a lot of 50 feet in width if placed as shown in the illustration. If the sunroom is placed on the front the house will go on a lot about 40 feet in width. See Home Plan 4-A-8, page 5, for a similar plan faced in a different way.

There is a full basement underneath the house, including fuel, heater and laundry rooms.

There are four major rooms, a dining alcove, bathroom and four closets. The second floor may be finished off, if desired, to provide a bedroom of good size with large closet and plenty of storage space.

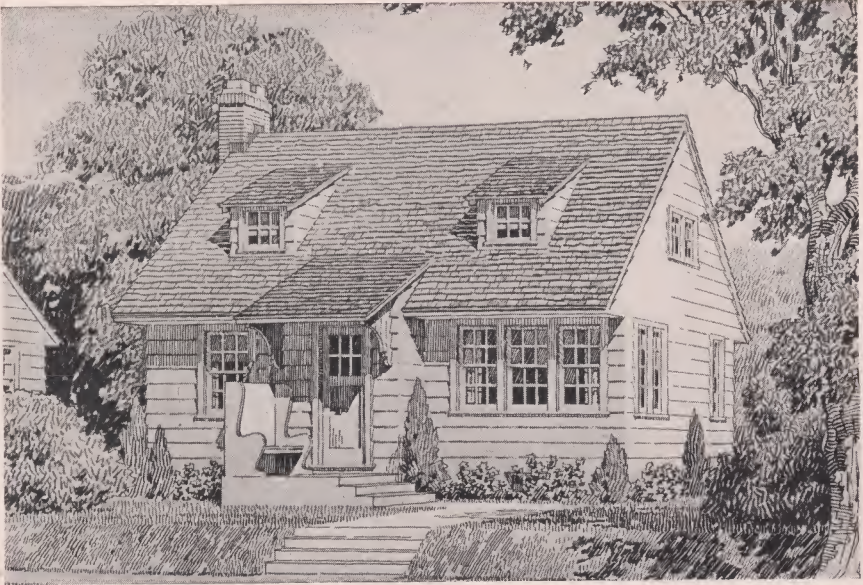


All the rooms are so placed as to afford ease of communication which makes for ease of living and economy of space.

The living room, in combination with the glazed sunporch, provides spacious living quarters. Built in bookcases are on either side of the fireplace.

Each bedroom has cross ventilation and cross light and a large closet.

This home has much to commend it to home builders who want generous accommodations in compact space. The cost to build should be reasonable.



The Architects' Small House Service Bureau Plan 4-A-15

Economical Five Room Dutch Colonial Cottage

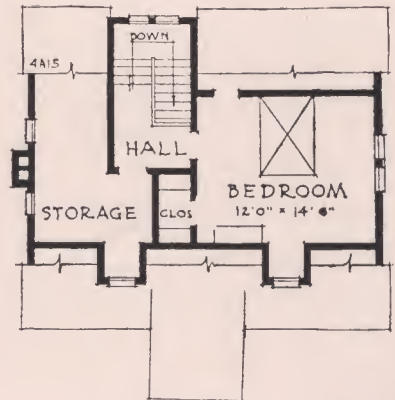
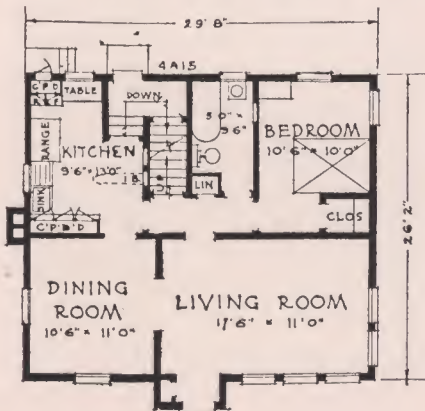
THE color scheme suggested for this story-and-a-half home of Dutch Colonial adaptation is cream colored siding with dark green front door. The hooded entrance with sawed brackets, the overhanging eaves and the seat of Dutch precedent on the front stoop all add to the charm of the exterior. Also the grouping of the windows is unusual. Those in the living room are arranged to make one end of this room serve practically as a sun room.

This home was planned with two objects in view—economy of floor space and low

construction costs. The simple, rectangular plan is economical and yet it gives each room circulation of air and an outlook on two sides. The outside chimney gives a homelike touch to the exterior.

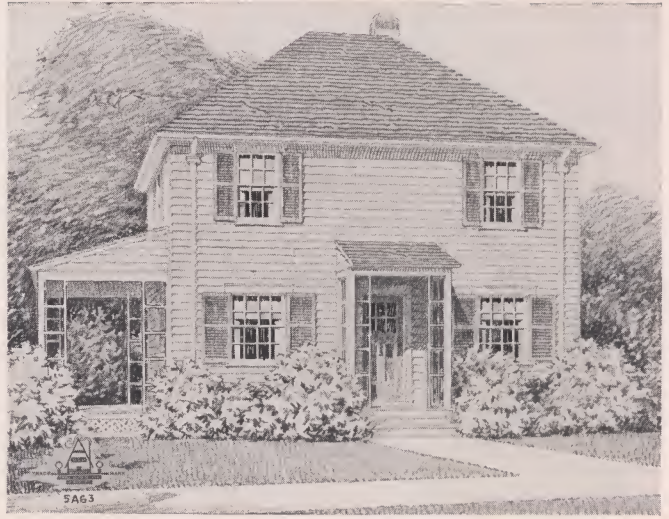
The plan calls for wide siding on frame construction, a shingle roof, a cement base course, and a brick chimney. This house is designed for a 40-foot lot.

The lower floor provides four good rooms and bath. The second floor can be finished or not, as desired. It offers a large bedroom with two windows, a closet, and a large storage space.

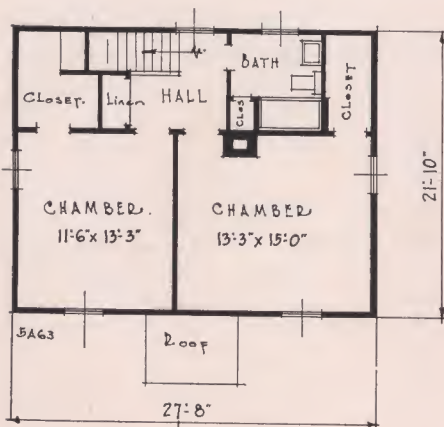
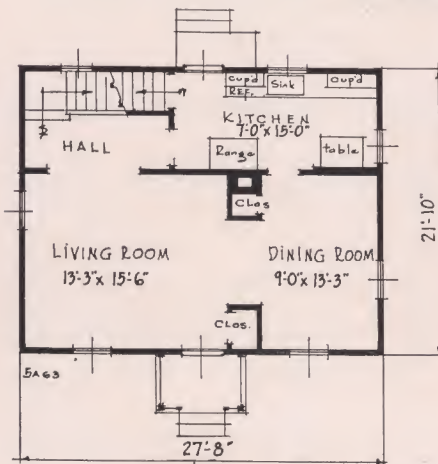


Many Ways Are Shown To Build This Five Room Home

Sketches and two perspectives show many possibilities of this house planned for low building cost.



The Architects' Small House Service Bureau Plan 5-A-63



CERTAINLY the majority of small homebuilders have to consider the cost of building first of all. "How much will this home cost to build," is generally the first question. In answer to the constant call for a five-room home that can be built at a low cost, Design No. 5A63 was produced.

Everything that tends to increase costs has been rigidly cut out. The joist framing is simple. There are no angles and few breaks in the plan; no dormers and the roof is of the simple, inexpensive hip type. No special materials are used and all material and millwork is of the stock type.

The construction is frame, with siding or shingle exterior.

Another feature of this design is the unusual number of changes that can be made in the plan. At least nine different possibilities are shown in the series of small sketches on the opposite page.

The house can also be faced in two different ways, as shown by the two perspectives. It can be built with the wide side facing the street as pictured above, or with the narrow side toward the street as shown in the perspective on the opposite page. The proportions and details have been so worked out in this design that the house presents an attractive exterior in either case.

If placed with the wide side to the street it will require a lot with a forty

foot frontage. If built with the narrow side to the front this house will require only a thirty foot lot.

The porch may be added almost anywhere, and its many possibilities are shown in the sketches.

The working drawings include the alternatives for arrangement of the porches. Drawings for a breakfast alcove that can be added to the kitchen in any of the suggested combinations is also included with the working drawings.

The living and dining rooms are also capable of being built either as one large room, or as two distinct rooms. If one large room is preferred, or one with a wide cased or colonnade opening the two closets shown on the floor plan will, of course, disappear. A fireplace can be built against the inside wall, using the same chimney as the kitchen range in case one combination dining and living room is desired. All these changes are shown in the sketches.

The second floor remains unchanged. It provides two excellent bedrooms with cross ventilation, and each has an unusually large closet.

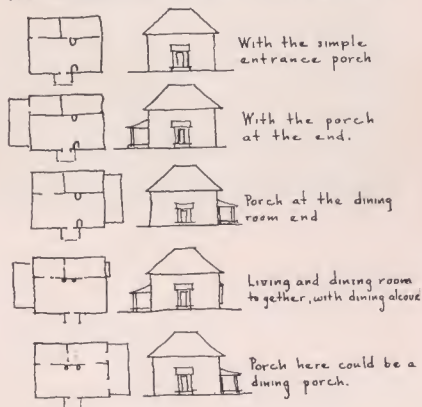
Since any of these variations and possibly other combinations can be built from this set of drawings, it is most important for the protection of the owner

and the contractor that there be an agreement in writing as to what is to be built before the contract is signed.

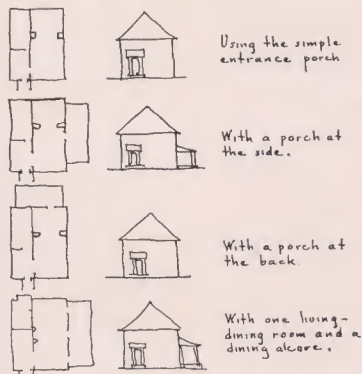
The flexibility of this plan and its adaptability to varying conditions illustrates with what care and thought the plans by The Architects' Small House Service Bureau are designed.

THE ELEMENTS OF THIS HOUSE MAY BE ARRANGED IN ANY OF THE COMBINATIONS INDICATED BELOW

THESE COMBINATIONS ARE POSSIBLE PLACING
THE BROAD SIDE TOWARD THE FRONT

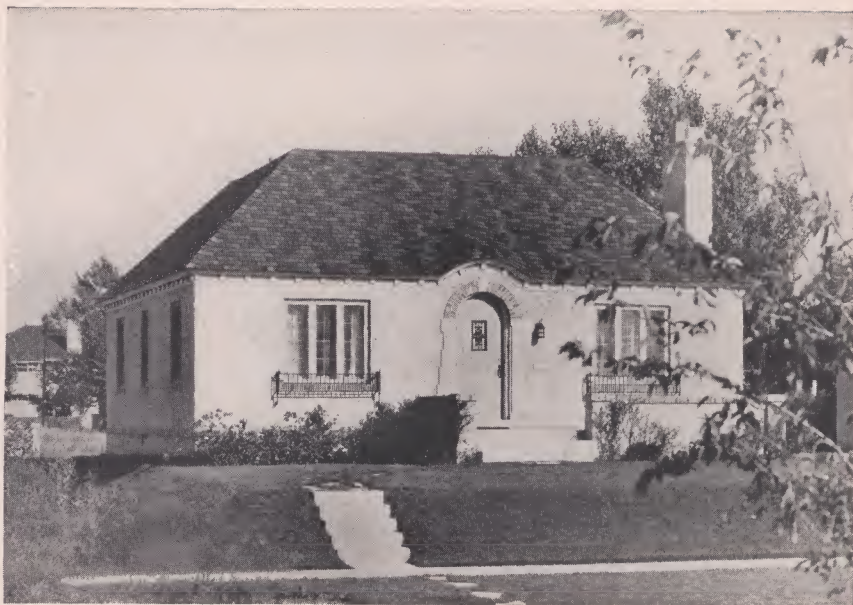


THESE COMBINATIONS ARE POSSIBLE PLACING
THE SHORT SIDE TOWARD THE FRONT



The dining alcove may be added to the kitchen of any of the above combinations. Also the Living Room and Dining Room may be combined in one room as shown in the alternate plan. **IMPORTANT NOTE:** Since any of these and possibly other combinations can be built from this set of drawings it is most important for the protection of the owner and the contractor that there be an agreement in writing as to what is to be built before the contract is signed.





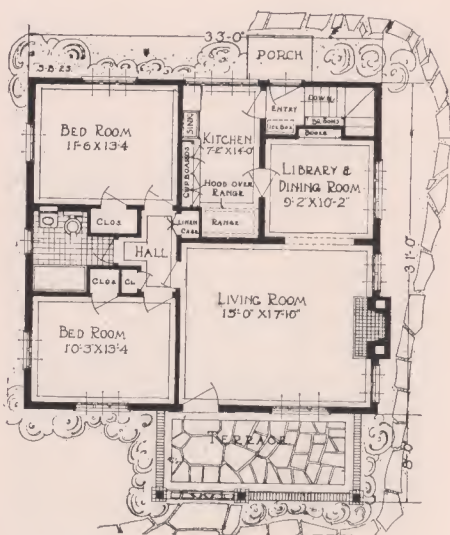
The Architects' Small House Service Bureau Plan 5-B-25

Five Room House with Unusual Features

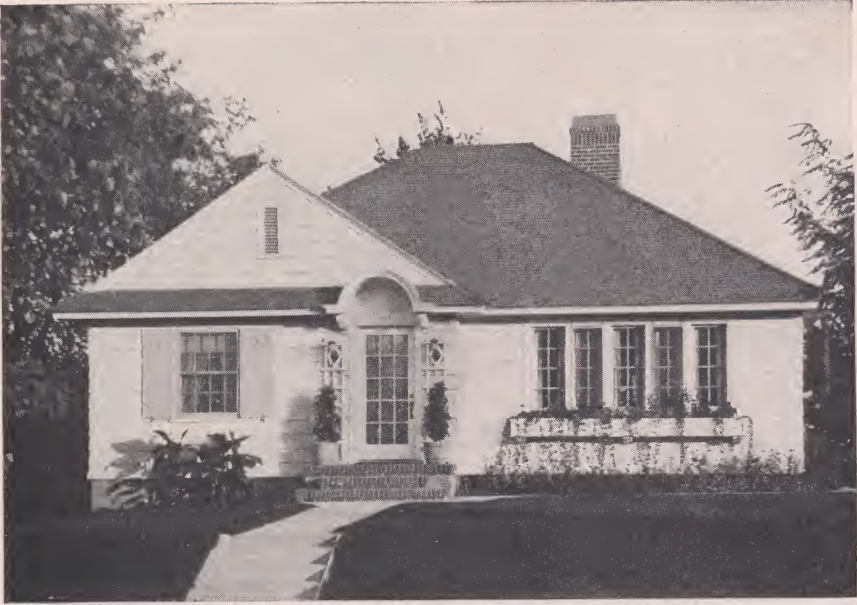
THIS small home gains distinction from a few carefully designed unusual features. There is a stone butressed doorway with arched head and a softly moulded cornice blends into the roof with eyebrow effect. Flagging has been used for walks and terrace floor. Wrought iron grills decorate the windows. The rough trowelled stucco in diamond pattern and the variegated colors of the shingle roof make a delightful combination.

The floor plan provides rooms well balanced as to size. All rooms have a pleasant aspect through the plentiful use of casement windows. The living room fireplace of brick and stone is pleasing because of its refined simplicity. A wide arched doorway joins living room and dining room. In the rear wall of the dining room a wide arched recess can be used either for books or china. The kitchen is well lighted by four casement windows, and six feet of cupboards extend from floor to ceiling. There are two good bed rooms, each provided with a large clothes closet.

The construction is hollow tile on masonry foundation, with stucco exterior finish and wood shingle roof. The color scheme is tan stucco with woodwork of



the same tone. Window sash and doors are painted grey green. Light brown brick is used for trim. Buff Indiana Lime Stone and brick are used for door framing. Terrace floor and walks are of marble flagging streaked with yellow, and black iron work.



The Architects' Small House Service Bureau Plan 5-E-1

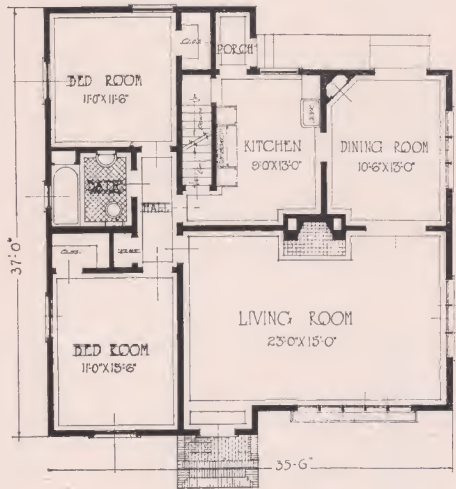
Five Room Bungalow Popular on Pacific Coast

IT is amazing how little things—minor details, along with good proportions, careful placing of windows, appropriate selection and use of materials and good color will lift even the little house out of the commonplace and give it individuality and architectural distinction.

These factors are important both for the owner and for the community. They go a long way, also, toward increasing the resale value of a home.

This five room bungalow merits careful study not only because it offers a large amount of comfort within a limited space but, also, for the further and no less important reason that it proves that architecture is economy.

Before you inspect the plan and equipment, first study the exterior. Note how simple yet really beautiful it is. There are no wide overhanging eaves to increase building costs and darken the rooms. Simplicity dominates everywhere, and yet if you note the little things, such as the arched entrance doorway, the casement windows, the pitch of the roof, the wide shutters with an old-fashioned touch, the brick entrance steps, you will see that details like these and good proportions have given this house all the earmarks of a much more expensive home than it really is.



A full basement is provided. Also attic space reached from stairs leading from the kitchen.

The house is frame, with shingle exterior and shingle roof. It is stained white and trimmed with green blinds. Study of the plans will reveal how carefully each foot of space has been used to provide every convenience and comfort in a surprisingly small area.

Six Rooms, Nine Closets

VESTIBULE: Not only keeps out cold and drafts from the house, but provides a coat closet. This has two narrow doors to save space. The six panelled front door is flanked by glass panes which light the hall and the coat closet.

HALL: Stairs to the second floor ascend from this hall, which connects the living room and dining room by arched doorways.

LIVING ROOM: Large, airy room with a fireplace in the center of the outside wall. Well proportioned, has windows on three sides and wall space for large pieces of furniture. It is a room that furnishes well with simple furnishings.

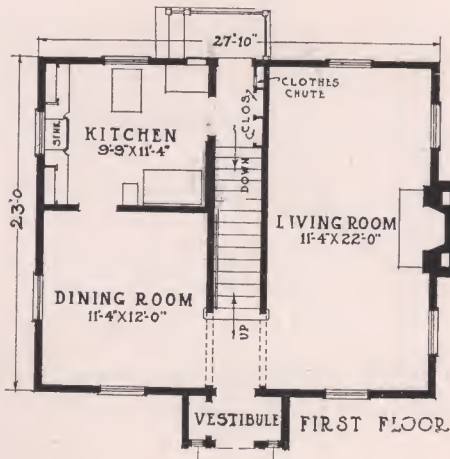
DINING ROOM: A pleasant room with light and outlook on two sides.

KITCHEN: Light and air from two sides so that it is a sunny, pleasant kitchen. Sink placed under one window with built-in cupboards at either side. These cupboards have shelves above and drawers and bins below. Ice-box has a door for outside icing opening on the back stoop.

UPPER HALL: Has built-in seat with hinged cover, giving additional storage space, also a clothes chute. The linen closet has plenty of wide shelves.

BEDROOMS: All three bedrooms have cross ventilation, and are light and airy due to having windows on two sides. Each has a good clothes closet. Some home builders have put in additional closets under the eaves. The bedrooms are full height except for the slight cut-off in one corner.

BATHROOM: Conveniently located in relation to stairs and bedrooms. Little closet in one corner is especially convenient. Position of bathroom over kitchen means greater economy in plumbing.



Home of the Misses King, Minneapolis, Minn. Des. House Service

Six Room Home

So many home-builders have inquired about a porch for this design that we are especially pleased to present the attractive home above. Here a porch was added that harmonizes with the design. It gives breadth to the house. A wider lot would be required.



Original Design W



6A20, Northwestern Division, Architects' Small
Bureau, Inc.

Dutch Colonial



The Architects' Small House Service Bureau does no special designing. Service is limited to stock plans. Minor changes will be made if they do not affect the basic plan. A small charge is made for this service.

at a Porch

Facts To Know

DEPTH: 23 ft. (without vestibule).

WIDTH: 27 ft. 10 in.

LOT: 40 ft. or more frontage.

DESIGNED TO FACE: West or North. Reverse for other facings. This house built from reversed plan.

CUBAGE: Approximately 19,000 cubic feet.

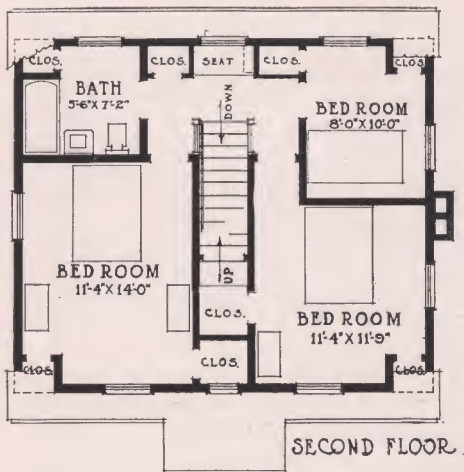
CHIMNEY: Outside brick chimney containing heater and fireplace flues. If coal range used a kitchen chimney could be added.

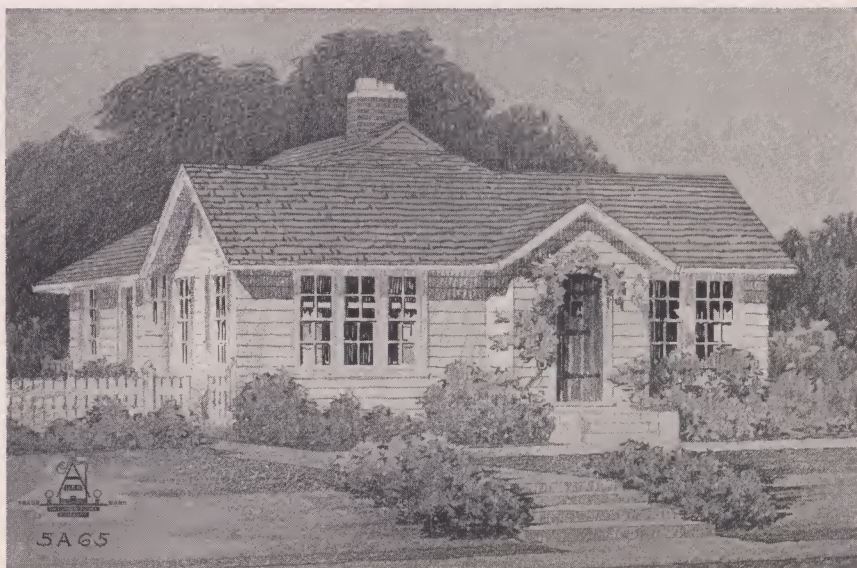
ATTIC: Plenty of room under the roof for a large attic, reached by stairs from a closet in the front bedroom.

BASEMENT: Laundry occupies about half basement, lighted by four windows. There is a heater room and a large fuel room. A closet under the vestibule makes a splendid vegetable room and storage place for jellies and canned goods.

REAR ENTRY: Grade entrance that leads directly to the basement stairs and to the kitchen. In this entry are conveniences that a housewife prizes. There is a shallow cupboard for spices, pans and package goods and a broom closet that will hold brooms and ironing board. There is also a clothes chute. Its position just outside the kitchen makes it most convenient.

PLANS ON APPROVAL: Plans for this home may be had on approval for a period of two weeks. This permits you to get competitive bids from local contractors. There is no charge for this service unless plans are damaged. Inquire of Better Homes in America about this special service.





The Architects' Small House Service Bureau Plan 5-A-65

Five Rooms and Sun Room on One Floor

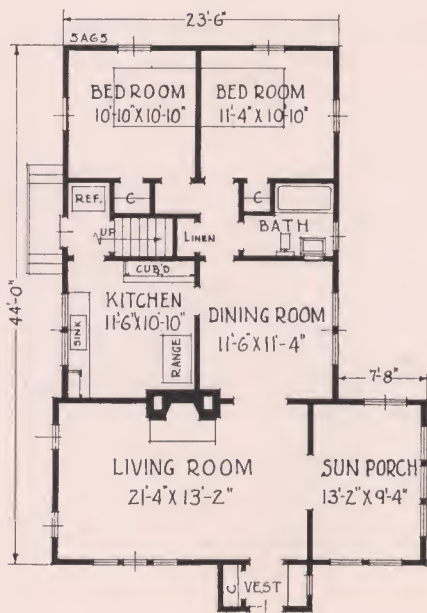
HERE is a modern five-room bungalow designed to meet exactly the requirements of many home builders. Inspection of the plans will show an arrangement of the rooms that should make housekeeping a pleasure. The plan makes a distinct division between the kitchen, dining room, living room, and sun porch—that part of the house which is usually called the living quarters—and the bedrooms or sleeping quarters.

A large living room measuring a little over 21'x13' in the clear has in addition a sun porch nearly 10' long by 13' wide. If desired, this porch can be made a part of the living room, or a plaster arch can be substituted for the partitions. In order to protect the living room from blasts of winter cold, a vestibule has been added in which there is ample space for hanging coats, and a seat with a hinged cover for overshoes and things of that kind.

In most districts this design can be accommodated on a forty-foot lot. A wider lot would, of course, be desirable.

This house has been designed with a rather low pitched roof, so that there is not much space in the attic. The construction is frame, with an exterior finish of wide siding, though shingles or stucco

might be substituted. The exterior has been designed so as to keep costs down to a minimum. It is, however, very effective in appearance.



Keeping Down Building Costs

By ROBERT TAYLOR JONES, A. I. A.

Technical Director Northwestern Division
The Architects' Small House Service Bureau

NOBODY starts out to build a small home without first wondering how much he is going to pay for it. Out of the thousands upon thousands of letters that come to my desk every month from people living in every section of the United States who are thinking about building homes, certainly more than half start out with the question, "How much is my home going to cost?" After I tell them something about what to expect in this line, there is almost always disappointment, and then I get the second question. It runs something like this: "What can I do to reduce costs?" This is such an important and general question that I think you may be interested in my answer to it, so that is what this story is about — how to reduce home building costs.

You see a house is very much like any other kind of a mechanical device—that is, it can be very simple or very elaborate. You know how many different kinds of automobiles there are. They all do about the same thing—they get you there and take you back—but you know also how their prices vary.

Quantity and Quality Determine Costs

The cost of building homes varies with quality and quantity just as other things do. I am sure that everybody knows this. However, it is hard to get people to see that this rule, which makes us pay a full price for everything we get, has to apply to our own new home just as much as it does to the other fellow's home, or any other kind of building that is built.

I need not tell you that the times have changed. We hear enough today about the way prices have gone up—how it was possible in the old days to build so much more of a home for so much less money. It seems to me that we could get along far better with this question if we would just consider this water over the dam and stop thinking about the changes that have taken place, and then try to face

the circumstances as they exist. However, there is no doubt that it is the taste of good things at the lower prices of yesterday that is largely responsible for the high cost of building today. Why? Well, because we continue to ask in the face of these greatly increased costs for practically the same kind of thing that we required in the days before the war.

Take Less and Pay Less

Now, if the cost of living had not increased, or if the incomes had increased in proportion to increases in all other things, and we had thus been able to save our money in proportion to increased costs, perhaps it would be sound to pay the high costs now demanded for our homes. But the plain fact of the matter is that the risk of building homes at such high prices is so overwhelming that most of us decide to go on living in makeshift apartments or other cramped quarters.

My cheerful job is not to tell you how you can beat this game, but how you can play a better one. Do as I tell you, and you may land in your own home without the high expense. Just follow me now and see!

There is just one way to reduce and that is to reduce. But perhaps there are two methods of doing this. They both entail some sacrifices. One of these is to take less of the things you want. That means reducing quantities. The other way is not to have things quite so fine as they might be. That means reducing qualities. I think I can show you reductions along these two lines which are not such desperate matters after all. Perhaps you will be interested when I tell you that you can save at least 25 per cent of the cost of building by making reductions that will not spoil your house or cut down its comfort in any essential or permanent way. I am going to tell you how to do these things, not because I think it is desirable for anybody to do without what we know is fine, but because

I think you really want a home and are ready to make sacrifices if somebody will tell you how to make them.

One of the things you can leave off is the porch. This is not as easy a thing to do in certain climates as in others. In the northwest we do not use porches much because our evenings are cool, and there is not much purpose in sitting on a porch at any other time than the evening. For similar reasons they do not use porches to any great extent in California. Down south the omission of a porch is a kind of a major operation, but still it can be done. This is an example of what I mean by reducing quantities. I know that there are a whole lot of readers who are saying right now, "I just would not have a house without a porch." And they are the kind of people who are doing without homes they might have. The porch might be added later on when there is money enough to pay for it.

Add Porch When You Can Pay for It

Let us start out by leaving off the porch. There are \$400, \$500 or \$600 you can put in your pocket. If the porch you had in mind was to have been glazed, there are several hundred dollars more saved. If you had a sleeping porch in mind to top off your sun porch, cut that off and credit your bank account with \$200 or \$300 or more. These porches can easily account for \$1,000.

Other things of similar kind can be mentioned. For example, I remember very well not so very many years ago how I lived in a house that had no basement. There was just space enough under the house, a small area, for the furnace. The man who built that house did not have deep foundation walls to build. He did not have to trouble with waterproofing. He avoided the expense of excavation and putting in footings and long piers to support the floor beams. We lived mighty comfortably in that house—quite a large family of us—and we were warm in cold weather. If it is a matter of cutting down cost to the absolute limit, you would not have to have any basement at all. The heating plant, one kind or another, could be put on the first floor. There are modern heating plants devised for this particular purpose.

In the home I have told you about, we

MR. JONES SAYS—

When you build your home one of two factors has to be made flexible.

One of these is what you will pay, and the other is what you will take.

If you put a limit on expense, then you will have to adjust your requirements.

If you absolutely fix your requirements, then you must be prepared to supply the money to purchase them.

excavated practically a full basement after several years had gone by. The expense was not great. We did not have to disturb the old foundations at all.

Another thing you can omit to cut down expense is the fireplace. Now I know I have started trouble, for anybody who has the real sentiment of home about him thinks of a wood fire and sitting around it with his family—a fine place to sit in the cool evenings of fall and spring, a fine affair to supplement the heating plant when winter temperatures are way down low. When you have friends in, it is the cheeriest place in the house, but the expense of sitting around that fireplace can easily be over \$300. The point I wish to make is that you do not positively have to have a fireplace at first. You can add it at any time.

Kitchen Improved as Funds Improve

The home I spoke of in which my family lived so comfortably had no fireplace. In fact, it had no built-in features of any kind. In the kitchen, for example, there was a kind of a makeshift cupboard, but we did not have drawers, bins or shelves. We did not have a kitchen cabinet of the modern sort, or a modern refrigerator with outside icing. Later on when we built another house and put all these things in we learned what we had missed. But the point is we got along without them for some years and were perfectly happy about it.

I have seen kitchens equipped with

every known mechanical device and piece of furniture to lighten the burden and heart of the modern housewife—kitchens that cost a thousand dollars or more to equip. Any normal man wants that kind of a thing for his wife, but it is a plain fact that you can get along with a stove, a refrigerator, some shelves, a sink, and a table, and these cost a whole lot less than \$1,000. If you do not have money for kitchen cabinet work, china closets, book shelves, open stairways, you simply cannot spend it, and if you are doing without a house on account of the cost of these things and porches, and full basements, and extra plumbing fixtures, you are missing one of the joys of life.

Medium Qualities for Medium Purses

I want to put emphasis on the fact that these items I have mentioned are only a few of the many that there are, and they are all of the kind that can be added later on when you have money enough to finance them. I cannot possibly in the short space of this story give you all of the many ways to reduce quantities.

I wonder if it is generally known that the American of average or small means demands a home with accommodations paralleled only by the homes of the rich in France and England. The home of the average man in those countries is an elementary affair from our point of view. It does not have a basement or a central heating plant. Often it does not have a plumbing system. A porch is a purely American invention.

I know we do not want to adopt the foreign standard here. It is said that the European does not know what it is to be thoroughly warm in the winter time. We are obliged to have an adequate device to keep warm, certainly we want plumbing, but the other things they have worked out we could well take advantage of and in so doing have all the things that reasonable living comfort requires.

Now as to the other ways of reducing costs. This matter of qualities. Let me say first that I do not believe it wise to cut down the quality of anything that goes into a house to a point where durability is sacrificed or even mildly threatened. There are, however, certain sacrifices that can be made within the limits

of good building that will still give you a good house.

To illustrate in a kind of a ridiculous way, you could get silverplated bathroom fixtures, where nickel plate would do. You could have quarter-sawn white oak flooring, where plain common oak would serve quite as well. You could have hand wrought lighting fixtures where the stock forms of spun brass would serve every purpose and have fine appearances. You could have a stone or tile roof, but you may only have a wooden pocketbook. You can spend \$60.00 or more per thousand for face brick, but your dealers will show you an excellent quality of face brick at about half this price. You can have doors and trim and the woodwork generally throughout the house of hardwood or of soft wood, and there is a different price for everything of this kind that you use. Plumbing equipment, heating equipment, paints, enamels, all come in various qualities and at various prices.

As a matter of fact, absolutely every one of the materials that go into your house may be had in a long array of qualities. The fact I want you to see is that you do not have to have the highest grade in every case in order to secure satisfactory durability, and, as a further matter of fact, the highest grade is not necessarily the most pleasing to see.

Think How to Take Less

To go into this part of the story I fear I would have to be so technical that you would not care to follow me, so I shall only say that if you will sit down with one of your friends who happens to be a technically trained man, or a contractor who has had a long experience in building fine houses, you can learn a whole lot about these different qualities of materials that will certainly be entertaining to you—things which if you will put them into execution will save you bushels of money.

The best person you could possibly interview in this connection is an architect. You know, an architect is a man whose special problem is to know all about materials. Most of them are as anxious as you are to get the best possible prices on materials and to build your home within the sum of money you know you can afford.



The Architects' Small House Service Bureau Plan 5-A-22

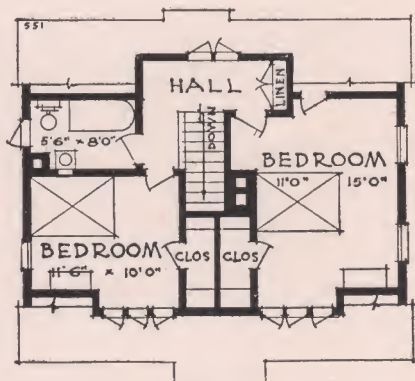
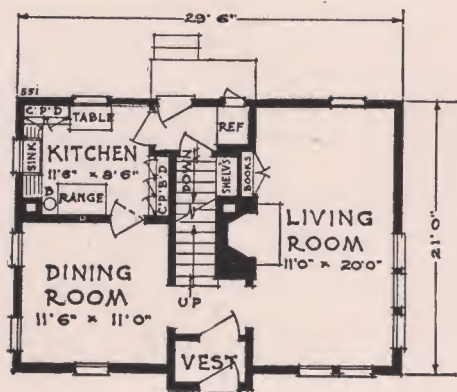
Five Room House With No Waste Space

EVERY room in this attractive Dutch Colonial home is a corner room, with light and air from two sides, but the feature of the house is the living room, where five windows are grouped together in the front corner, so that they practically make a sun room of this end of the living room.

This home is an economical type to build, because of its simple, compact, rectangular plan. The gambrel roof provides suf-

ficient height in the dormers so that the bed rooms are of full height except for an interesting slope to the ceiling across the front.

This is a frame structure with concrete base, shingled roof, brick chimney and exterior finish of siding. The exterior finish can be changed to any other material if necessary to comply with a fire restricting ordinance.





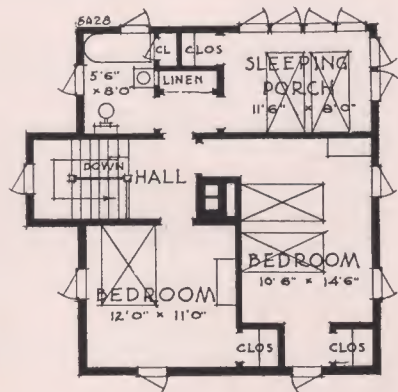
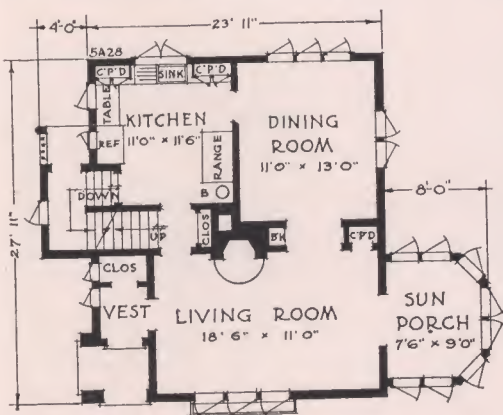
The Architects' Small House Service Bureau Plan 5-A-28

Picturesque Spanish Five Room House

THIS five room home suggests a Spanish design due partly to the arched and recessed entrance, the stucco exterior and roof of Spanish tile. Skillful designing has produced a most effective individual exterior based on simple straight lines. The fact that this is a square type makes it economical to build. Shingles can be used in place of the tile roof, and the sun room can be omitted without spoiling the effect of the house. Without the sun room it can be built on a 40 foot frontage.

The construction is frame on masonry foundations. The finish is stucco with brick or stucco second story sill course. Shingle or Spanish tile roof.

The living room and sun room are so arranged on a long axis that they increase the open spacious effect of the first floor. On the second floor there are two excellent bed rooms, a sleeping porch (which may be a third bed room instead), a bath room and five closets.





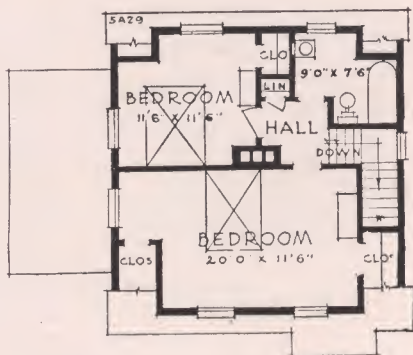
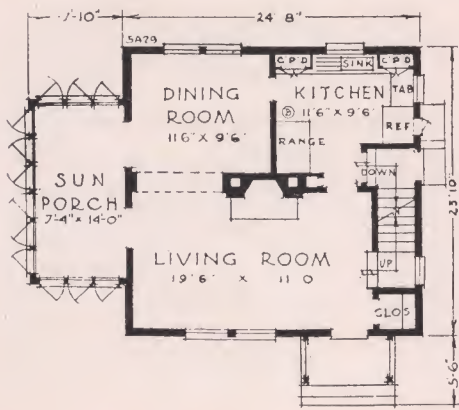
The Architects' Small House Service Bureau Plan 5-A-29

Economical Five Room House

THE style of this delightful home is borrowed from the Dutch Colonists, but in this case an American dormer window at front and rear has been added to complete the design. Yet it is a restrained dormer in proportion to the rest of the house. This is mentioned because unfortunately the dormers of many so-called Dutch Colonial homes are far too heavy. The entrance detail and the roof over the porch have been varied a little from the original plan.

This house has much to commend it in

plan and appearance and it offers reasonable construction costs. The house pictured above, built from this design, has been reversed, so as to give the sun room and living room the most desirable facing. There are five main rooms, bath room and five closets. It is planned to be built of wood frame on masonry foundations, with brick base course. The exterior is wood siding. It will require a lot approximately from 40 to 45 feet in width.





The Architects' Small House Service Bureau Plan 5-A-50

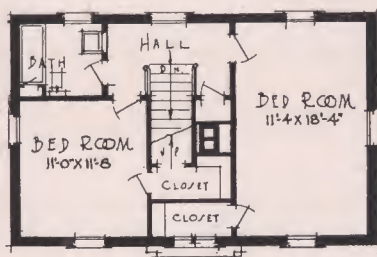
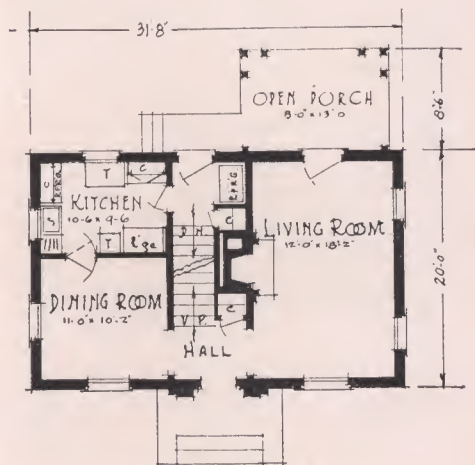
Five Room House of Italian Type

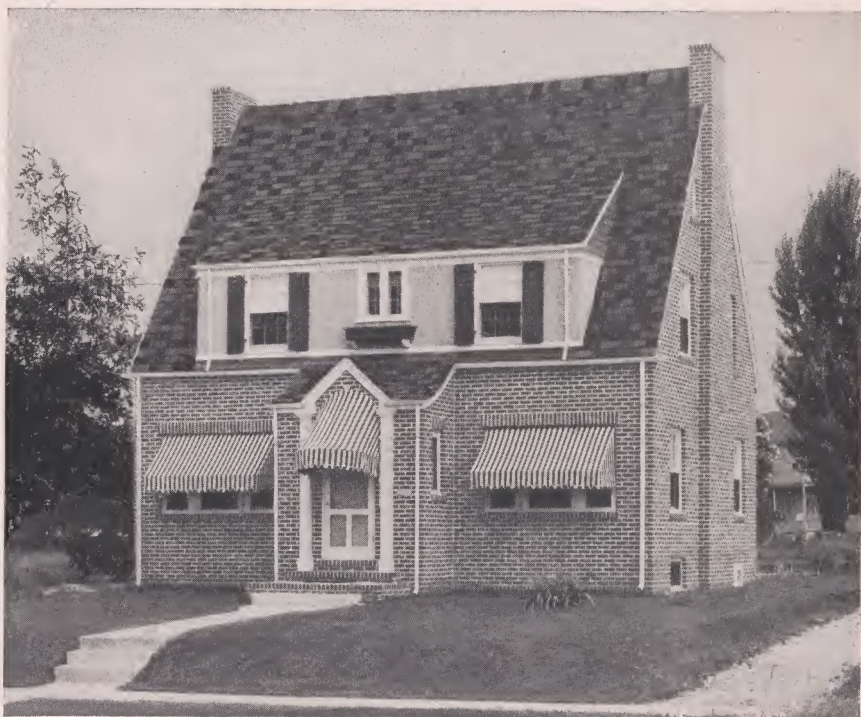
THIS five room home is an adaptation of Italian style to present day needs. It is a type which because of its individuality and refinement is popular with many small home builders.

Features of the home are the large open porch and the spacious living room with attractive fireplace. The porch can be built at the side if desired and may be enclosed or left open. With the porch

on the side a wider lot will be required. Otherwise this home can be erected on a 40 foot lot.

The house is planned to be built of hollow tile walls with stucco exterior and shingle roof and brick base course. The fireplace is planned for the inside wall but may be placed as shown in the illustration. The windows show an interesting treatment in their brick sills. The first floor windows in the original design have wood panels below and recessed arches in the Italian style above with tile inserts relieving the stucco with spots of color. The iron rail above the door enhances the Italian effect.





The Architects' Small House Service Bureau Plan 5-B-2

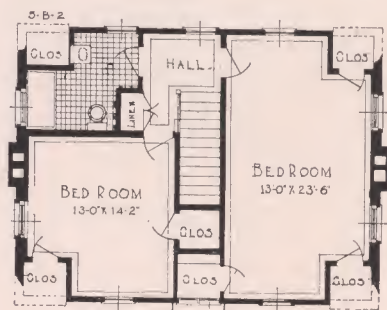
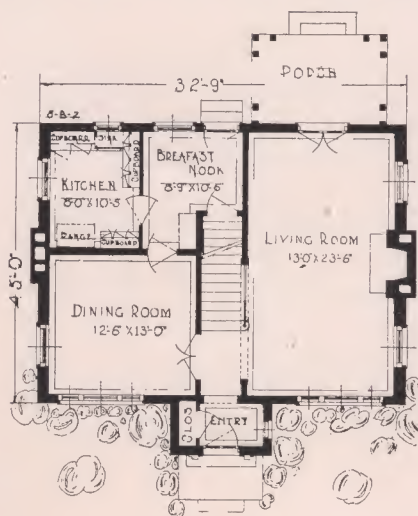
Five Room Brick House—Excellent Plan

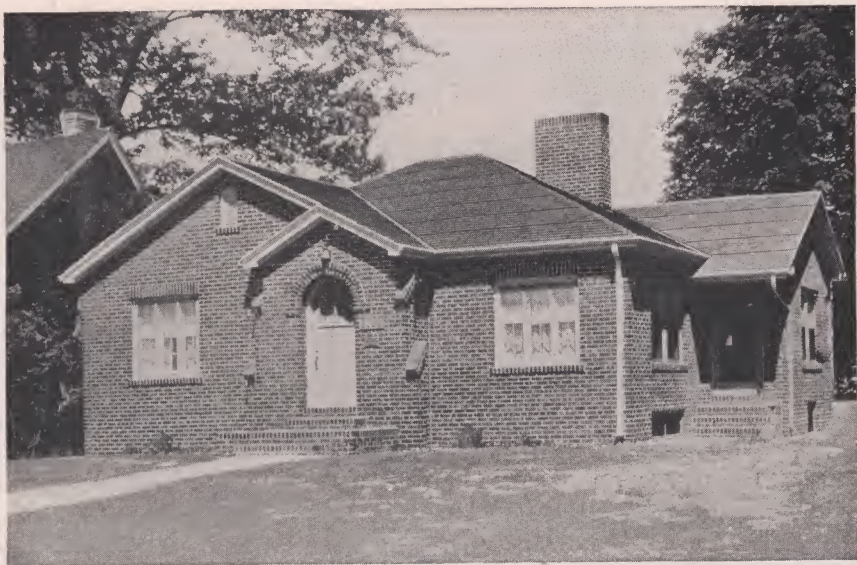
FIVE rooms and a breakfast nook, are included in this small home. Little space, as you will observe in the floor plans, has been used for halls. The entrance vestibule with its convenient coat

closet is a feature much desired by builders in cold climates. The semi-open stairs that open on the living room side add greatly to the effect of spaciousness of the first floor.

The breakfast nook is a modern convenience that has become extremely popular for it saves the housewife so much in time and steps.

The rectangular plan and compact arrangement of rooms should insure a reasonable building cost for this five-room home of brick.





The Architects' Small House Service Bureau Plan 5-B-22

Brick Bungalow, Five Rooms, English Type

THIS five-room brick bungalow offers a compact plan and excellent room arrangement for the home builder looking for a house complete on one floor. It uses common materials uncommonly well. The two front gables give the house an air of dignity and distinction and the arched entrance is unusual.

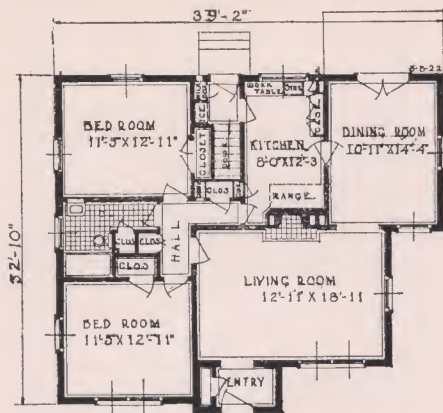
The home pictured above is built of brick, but this plan has also been built most successfully with the exterior finish of stucco on hollow tile walls.

There are five main rooms, bath room, and an unusual number of closets. The one inside chimney serving kitchen range, vent from hood over range, fireplace and basement heater, is an example of the economy of planning shown throughout this design.

A generous living room, well lighted and with convenient access to the bed rooms and bath room is a feature of this plan. A large opening leads to the dining room. The latter has a convenient side door and double French doors leading onto the terrace.

The kitchen, with its 4 feet and 8 inches of window opening directly above the sink and work table, is a well lighted, well ventilated, and in all respects an efficient work room.

The overall dimensions are: depth 39 feet 2 inches; width: 32 feet 10 inches.



A NUMBER of plan books have been published by the Regional Bureaus of The Architects' Small House Service Bureau of the United States. The books show many designs for all types and kinds of small homes in all materials and adaptable to all localities. Better Homes in America will be glad to supply a list of these books which are sold practically at cost. They are worth many times what they cost to the home builder who wishes to get the best value for his money.



The Architects' Small House Service Bureau Plan 6-A-17

New England Colonial Home—Central Hall Type

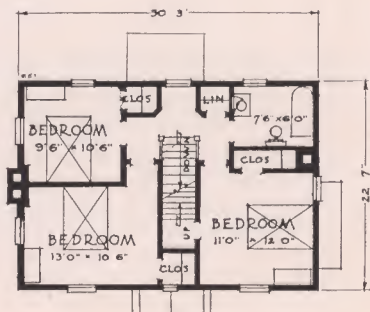
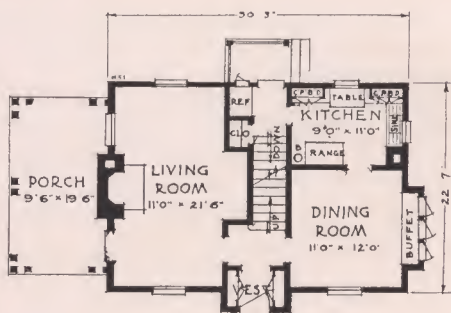
IT IS said that the Colonial is the most economical type of home to build, both for first cost and upkeep. Perhaps this is due to its plan, which is generally a rectangle without irregularities in the walls, that mean extra labor in the building, extra materials and probably later increased repair bills.

Certainly it is a simple type of home to construct, and when in good proportion and detail, it is a type that both the architect and the home builder may be proud of.

The house shown here is an especially good example of modern Colonial, with a dignified exterior and with a practical arrangement of the rooms. This house will require a 50 foot lot. If the porch is omitted, or placed at the rear, a 40 foot frontage will be enough.

The house is of frame structure with six good rooms, bath, many closets, large attic and full basement. Each room has cross ventilation.

This particular house has wide siding, exterior finish and a shingle roof, while the outside chimney, front steps, and foundation above grade are of brick.





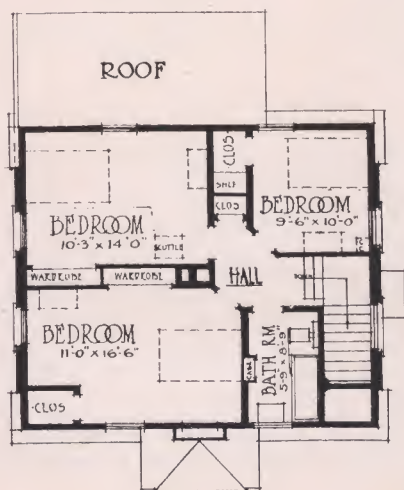
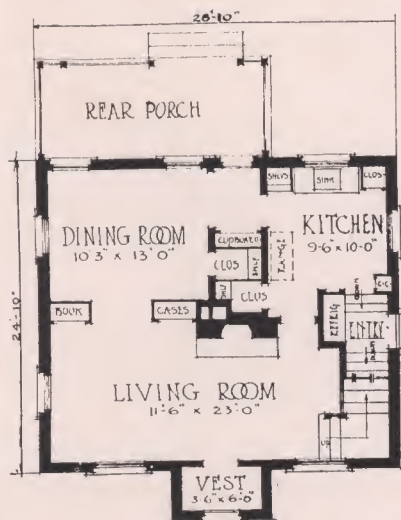
The Architects' Small House Service Bureau Plan 6-C-13

Six Rooms, Brick Veneer, Shingled Roof

THE verdict of experienced builders who have examined this plan for a six-room home is, that here is practical economy with pleasing design. The economy of space on the second floor, for instance, is remarkable. Five doors and the stairway open into a little central hall just a few

feet in size, where there is actually not an inch of waste space.

Construction is of brick veneer, with a shingled roof. Variegated tones of red, brown and blue rough texture brick would make an attractive exterior. It will go easily on a 40 foot lot.





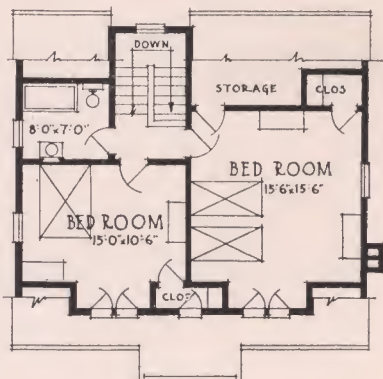
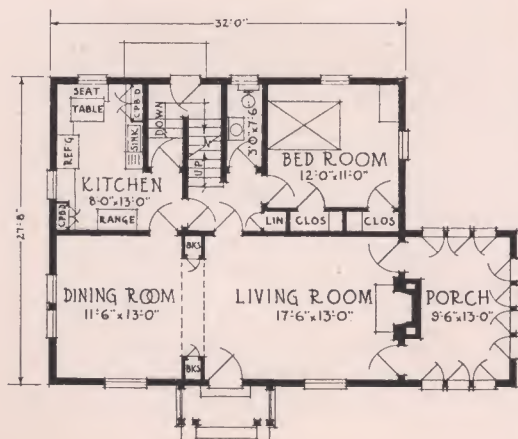
The Architects' Small House Service Bureau Plan 6-A-48

An Economical House That Grows

THERE are a number of ways in which costs may be reduced on this six room home. The second floor can be left unfinished for the present as the first floor is a complete four-room house. A bathroom can be made of the first floor lavatory. The porch or sunroom can be omitted and added when funds permit.

The house is of frame with wood siding exterior, cement base course and shingle

roof. It will require approximately a 50-foot lot if built with porch as shown above with the porch omitted or at the rear a 40 foot frontage is sufficient.



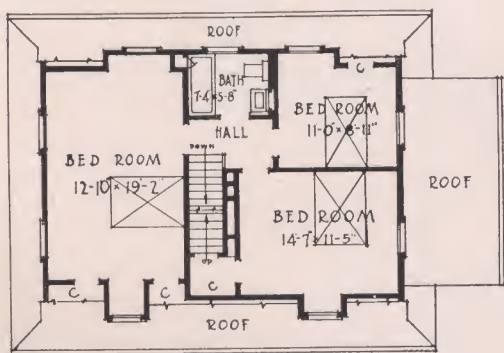
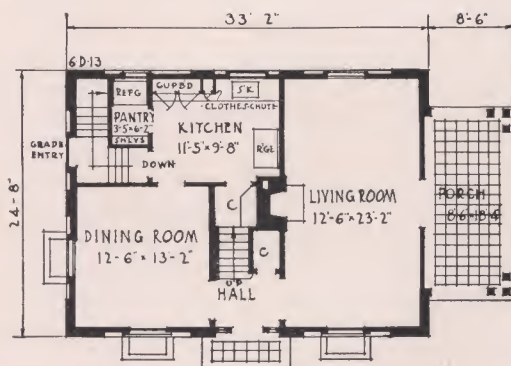
BUREAU plans were prepared to be "fool proof." They give the home builder complete information and leave nothing to guesswork. The Bureaus offer at no extra charge a professional consultation service. The Bureaus guide the home builder through his entire operation.



The Architects' Small House Service Bureau Plan 6-D-13

Dutch Colonial House of Six Rooms

HOW common inexpensive materials, used in an unusual manner, can give individuality to a small Dutch Colonial home is strikingly illustrated here. Instead of white painted siding, the usual exterior finish for Dutch Colonial houses, brick veneer on wood frame has been used here with an interesting stucco treatment around the windows of the first floor. The shingle roof is of uncommon design. This house will require a minimum frontage of 50 feet with the porch at the side.



THE house shown above was built from a reversed plan, so as to give the living room the most desirable facing. The floor plans reveal the excellent room arrangement. There is a small entrance hall just large enough to serve its purpose, a living room 12 by 23 feet, and a kitchen with pantry on the first floor. On the second floor there are three airy bed rooms, bath room and five closets.



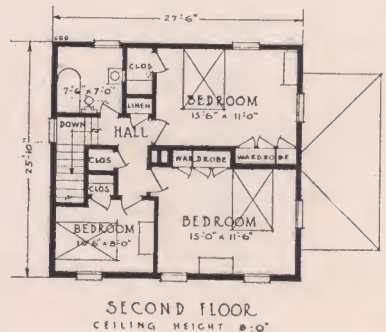
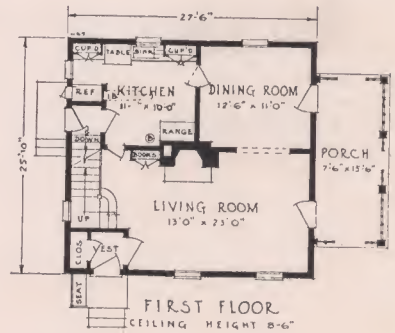
The Architects' Small House Service Bureau Plan 6-A-37

Full Two-Story Colonial, Side Hall Type

IT is easy to understand why the New England Colonial type of home is so much admired by American home builders. It has dignified proportions and simple lines, and is both practical and economical to build, heat and maintain.

Study of the floor plans of this full two-story six-room home in the Colonial style will show that this house is almost square, and the square house is economical to build. The house is built of frame with wide siding for the exterior finish. Stucco could be used if preferred. The plan provides two different entrance details, and the porch can be built at the side or at the rear, and can be left open or enclosed. Built with the porch as shown a lot with approximately 45 foot frontage will be required. If side porch is omitted or placed at the rear a lot of 40 foot frontage will be sufficient in most cities.

The interior arrangement is excellent. All rooms have outside exposure. There is no waste space anywhere; no large hallways to take up valuable room. The open Colonial stairway is a feature of the living room. There is a complete basement under the house and large attic space.



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